



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
APRIL 28, 2022  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Darrin Emmons, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Manuel Garcia, Sr. Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Roberto Meneses, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE22030176; CE22030177: Barry Bauman  
CE22020384: Denise Iniguez  
CE21050861: Andrew Jimenez  
SE21100319: S. James Akers

CE22030065: Susan Mattarocci; Sara Lloyd, Benjamin Perlman  
CE22030215: Diego Urdanivia  
CE21071109: Dilma Melendez  
CE22030174: Francisco Visconti  
CE21040220: Janie and James Houston  
CE22010528: Tony Mertile  
CE22020028: Olga Iskender; Bilal Iskender  
CE21080705: Frenil Vayalumkal  
CE22020890: Christopher Smith  
CE21100296: Mae Pearl Williams  
CE22020033: Sharar Goldboim  
CE22030395: Shahar Goldboim; Diana Steegar; Charles Cahoun; Dana Aristia  
CE21110681; CE22010263; CE21100192; CE21120265;  
CE22020314: Andras Vlaics; Goran Dragoslavic  
CE20020244: Guerdie Alexis

CE21100237: William Ford  
CE21120481: Aumontica Brown  
CE21070419: Raul Gonzalez  
CE21060968: Wayne and Kathy Schofield  
CE22020787: Kristoffer Davis  
CE21110752: Catherine Banta  
CE21060188: Deborah Wilson  
CE22010814: Petagay Johnson  
CE21090763: Oscar Sanchez  
CE21070250: Linda Gibson; Jonathan Walker  
CE22020460: Todd Schofield  
SE22010182: Milenko Savich; Bashko Rajkovski  
CE22020090: Marvin Durand  
CE22010609: Darnell Mack  
CE21070533: Richard Weit  
CE22020407: Dennis Matson  
CE21050738: Fidel Amor  
CE19061756: Vallery and Johnnie Rhodes; Larry Szeliga  
CE21100636: Lindsey Lehr; Veronica Gaskins  
FC21120012: Jason Hoffman  
CE22030198: Jeffrey Skatoff  
CE22020456: German Fourcade

Special Magistrate Hearing

April 28, 2022

Page 2

CE21110282: Leonvel Noel  
CE22020103: Daniela Leo  
CE22020790: Alex Karamanoglou

CE21120664: Edwards McKennley

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:02 A.M.

**Case: CE21070419**

1621 SEABREEZE BLVD  
BANK OF NEW YORK MELLON TRUST CO;  
%COMPU-LINK CORPORATION

This case was first heard on 10/28/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,350 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines. He said administrative costs totaled \$672.

Raul Gonzalez said an illegal occupant had filed a quit claim for ownership but when they tried to pull the permits, the City had noted this person was not the owner.

Ms. Flynn imposed a fine of \$1,000 for the time the property was out of compliance.

**Case: CE22020407**

**CITATION**

2417 BAYVIEW DR  
DENNIS MATSON REV TR;  
MATSON, DENNIS TRUSTEE

This case was first cited on 2/25/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Dennis Matson said he had not filed an appeal.

Ms. Flynn imposed the \$7,200 fine.

**Case: CE21120265**

1612 NW 15 CT  
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 4/13/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-276(c)(3)

THERE IS EVIDENCE OF RAT DROPPINGS AT THIS PROPERTY.

9-280(f) **Complied**

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED

IN PROPER WORKING ORDER. THE TOILET IS LEAKING.

9-280(b)

THERE ARE INTERIOR BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, SUCH AS DOOR FRAMES, DOORKNOBS AND BATHROOM CABINETS IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE CRACKS, STAINS AND MISSING, PEELING PAINT.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN WITH BROKEN PARTS AND MISSING PANELS.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Andras Vlaics, property manager, agreed to comply. He said the fence belonged to the neighboring property and Officer Exantus agreed to check.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day, per violation.

**Case: CE22010263**

1419 NW 11 ST

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **Complied**

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **Complied**

18-1.

THERE IS OUTDOOR STORAGE AT THIS PROPERTY CONSISTING OF A CAR ENGINE, TOOLBOX, TABLES, A DOOR AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b)

THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT.

9-305(b) **Complied**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day, per violation.

Andras Vlaics, property manager, agreed to comply in 10 days.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day, per violation.

**Case: CE21110681**

1223 NW 15 AVE

COMMUNITY 8 PROPERTIES LLC

This case was first heard on 2/24/22 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Andras Vlaics, property manager, described their efforts to comply and requested a fine reduction. He said the sod was more difficult to obtain and more expensive lately.

Julio Davila, Code Compliance Supervisor, said the case was opened in November 2021 and recommended imposition of the fines.

Ms. Flynn imposed the \$1,050 fine.

**Case: CE21100192**

1522 NW 8 AVE 1-2

DRAGOSLAVIC, GORAN

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fines.

Goran Dragoslavlic, owner, said the property was now in compliance. Supervisor Davila said they needed to reinspect the property.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

**Case: CE22020314**

4620 NE 25 AVE

MAXHAUS LLC

**CITATION**

This case was first cited on 2/12/22 to comply by 2/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,800 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Goran Dragoslavlic, owner, said he was unaware of the appeal process. He said he had blocked the property from Vrbo in January 2022 because he had a long-term tenant. He also had not realized the vacation rental license had expired. Officer Champagne said the ad had been "put on snooze" not removed.

Ms. Flynn imposed the \$9,800 fine.

Special Magistrate Hearing

April 28, 2022

Page 5

**Case: FC21120012**

2881 NE 32 ST

WATERSIDE ON THE INTRACOASTAL CONDO

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, recommended reducing the fine to \$200.

Jason Hoffman agreed to the fine reduction.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

**Case: CE22020787**

**CITATION**

1640 NE 59 PL

HANNA, MAHER

This case was first cited on 2/25/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,40 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Kristoffer Davis said he was unaware of the appeal process. He said they had purchased the property in February.

Ms. Flynn imposed the \$9,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21060188**

1751 NW 26 TER

WILSON, ADELE S;

GROSS, D A & WILSON, JUNE E

This case was first heard on 11/9/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,650 and the City was requesting \$939 be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$939 to cover administrative costs.

Deborah Wilson agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$939.

**Case: CE19061756**

**REQUEST FOR EXTENSION**

2700 NW 16 ST

RHODES, JOHNNIE LEE H/E

RHODES, VALLERY ANN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, reported the property was now in compliance and recommended no fine be imposed.

Special Magistrate Hearing

April 28, 2022

Page 6

Larry Szeliga, Fort Lauderdale Community Housing Division, Said the owners agreed to the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE21070533**

2333 NW 15 CT

WEIT, RICHARD C & MELANIE

This case was first heard on 11/9/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,550 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the amount owed to \$1,132 to cover administrative costs.

Richard Weit agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,132.

**Case: CE22030174**

**CITATION**

1009 SW 4 ST

VISCONTI, FRANCISCO

This case was first cited on 3/4/22 to comply by 3/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Francisco Visconti said he had not filed an appeal but he had acted to comply immediately.

Ms. Flynn imposed the \$4,600 fine.

**Case: CE21100296**

1200 NW 14 ST

WILLIAMS, MAE PEARL

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting no fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended no fine be imposed.

Mae Pearl Williams agreed to the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE21100237**

1540 NW 15 TER

FORD, WILLIAM III

Service was via posting at the property on 4/15/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AND THE CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE MISSING, PANELS THAT ARE MISSING, AND THE CHAIN LINK FENCE SUPPORT BARS ARE MISSING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ITS SWALE.

9-304(b) **Complied**

THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS/LAWN AREA.

9-306 **Complied**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

William Ford agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE20020244**

1312 NW 15 TER

ALEXIS, GUERDIE JOSEPH

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,100 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, acted as interpreter for the owner, Guerdie Alexis. Bovary Exantus, Code Compliance Officer, recommended reducing the amount owed to \$718 to cover administrative costs. Officer Saimbert requested a reduction to \$400 on behalf of the owner.

Ms. Flynn imposed administrative costs of \$718.

**Case: CE21090763**

1816 NE 11 AVE 1-6

SANCHEZ, OSCAR DEREK

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor recommended imposition of the fines.

Oscar Sanchez described his efforts to comply and said the pavers were on order, causing a delay.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Special Magistrate Hearing

April 28, 2022

Page 8

**Case: CE21050861**

501 NW 8 AVE

ANDREW JIMENEZ REV TR;

JIMENEZ, ANDREW TRUSTEE

This case was first heard on 9/30/21 to comply by 10/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

Andrew Jimenez said the City had recently repaired the sidewalk and he agreed to add ground cover, but said people were parking on the vacant lot.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

**Case: CE22020890**

**Citation Appeal - Complied Ordered To Reappear**

1134 NW 6 ST

CHDS LLC

VIOLATION: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS dBA.

Marco Aguilera, Code Compliance Officer, testified that the property had been cited on 3/4/22 pursuant to a complaint. The property had been issued a warning with no fine attached. Officer Aguilera requested the warning be sustained and imposition of the appeal fee.

Christopher Smith objected to the warning; he did not believe the noise meter was accurate. Officer Aguilera said the machine was calibrated every day. Mr. Smith said the meter indicated all readings were prior to 10 PM. Julio Davila, Code Compliance Supervisor said the noise meters had not been adjusted for Daylight Saving Time. Officer Aguilera said they had waited until after 10 PM to take the reading. Mr. Smith Stated the business closed at 10 PM so there was no noise from this business at that time.

Ms. Flynn sustained the warning and imposed the appeal fee.

**Case: CE21060968**

**ORDERED TO REAPPEAR**

1628 SW 3 AVE

SCHOFIELD, WAYNE & KATHY

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Manuel Garcia, Senior Code Compliance Officer, said the owners were requesting a 63-day extension and he did not object.

The project architect agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE22020460**

2105 SW 18 AVE

SCHOFIELD, TODD W & SHERRY

Service was via posting at the property on 4/5/22 and at City Hall on 4/14/22.

Special Magistrate Hearing

April 28, 2022

Page 9

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE DEAD VEGETATION, PIECES OF PAPER AND PLASTIC.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A PIECE OF WOOD COVERING UP WHAT APPEARS TO BE A WINDOW OR ENTRY TO THIS PROPERTY. THE ROOF IS CAVING IN AND THERE APPEARS TO BE WATER DAMAGE IN THIS HOUSE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND FRONT PORCH ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

9-308(b)

THERE IS DEBRIS ON THE ROOF TO INCLUDE DEAD VEGETATION OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF LOOKS LIKE IT IS STARTING TO DROP IN SOME PLACES. THE TILES ARE DETERIORATING.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE AT THIS PROPERTY IS LEANING AND THE WOOD IS ROTTING.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He said the owner planned to demolish the property.

Todd Schofield agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE21100636**

**ORDERED TO REAPPEAR**

2841 N OCEAN BLVD  
VANTAGE VIEW INC

This case was first heard on 1/27/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Veronica Gaskins, association president, described problems with the prior work and requested 120 days. She said they may need to hire a new contractor. Dorian Koloian, Senior Code Compliance Officer, suggested 91 days and an order to reappear.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/28/22 hearing.

Special Magistrate Hearing

April 28, 2022

Page 10

**Case: CE22030065**

**Vacate Order of 3/24/2022**

719 NE 17 RD

719 NE 17TH ROAD VICTORIA PARK; LLC

This case was first heard on 3/24/22 when the vacation rental certificated was suspended to 180 days. This was a request to vacate the order dated 3/24/22 and the City would close the case. Katrina Jordan, Administrative Supervisor, explained that one of the violations on which the suspension was based was invalid, so the property had only two violations, not three.

Ms. Flynn vacated the order dated 3/24/22 and the City closed the case.

**Case: SE21100319**

**Citation Appeal**

501 SE 14 ST

501 SE 14 STREET LLC

VIOLATION: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 10/29/21 and the trash remained on 11/1/21. The City had subsequently removed the trash on 11/2/21.

S. James Akers said he had not received mail notice until approximately December 10. He said the tenant had been hospitalized during this time. Mr. Akers stated the trash did not originate on this property.

Ms. Flynn granted the appeal and waived the fine.

**Case: SE22010182**

**Citation Appeal**

2141 NE 51 CT

SAVICH, MILENKO

VIOLATION: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 1/21/22 and the trash remained on 1/24/22. The City had subsequently removed the trash on 1/25/22.

Milenko Savich said he had left the furniture out for a friend to collect but he had never shown up. He said no one lived at the house to move the furniture.

Ms. Flynn denied the appeal.

**Case: CE22010609**

2230 NW 22 ST

AGAPE WORSHIP CENTER INC

This case was first heard on 3/8/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the amount owed to \$534 to cover administrative costs.

Darnell Mack agreed to the reduction.

Ms. Flynn imposed administrative costs of \$534.

Special Magistrate Hearing

April 28, 2022

Page 11

**Case: CE21050738**

2442 TORTUGAS LN  
AMOR, ERICA & FIDEL

Service was via posting at the property on 4/13/22 and at City Hall on 4/14/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-13.

THE SWALE IN FRONT OF THIS RESIDENTIAL ZONED OCCUPIED PROPERTY HAS  
STONES/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY.

47-39.A.14. C. 6

THERE IS GRAVEL LAID OUT ON THE PROPERTY THAT DOES NOT COMPLY WITH THE  
REQUIREMENTS IN PLACE BY THE CITY OF FORT LAUDERDALE.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Fidel Amor agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

**Case: CE21070250**

**ORDERED TO REAPPEAR**

1830 LAUDERDALE MANOR DR  
GIBSON, LINDA K

This case was first heard on 10/28/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting no fine be imposed

Bovary Exantus, Code Compliance Officer, recommended no fines be imposed.

Linda Gibson agreed to the reduction.

Ms. Flynn imposed no fine.

**Case: CE22030198**

3120 W BROWARD BLVD  
GREENTRAILS III LLC

Service was via posting at the property on 4/20/22 and at City Hall on 4/14/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4(C) **Complied**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Jeffrey Skatoff agreed.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Special Magistrate Hearing

April 28, 2022

Page 12

**Case: CE22010814**

**Citation Appeal**

1813 NW 9 ST  
JOHNSON, PETAGAY

VIOLATION: Sec. 24-7(b)  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 1/28/22 and the trash remained on 2/2/22. The City had subsequently removed the trash on 2/4/22. He said this was a vacant lot, but boxes addressed to Ms. Johnson, the owner of the property across the street, were in the pile of trash.

Petagay Johnson said she had removed the one box belonging to her after Officer Quintero told her to. She said many people in the neighborhood dumped on this property. Officer Quintero stated all items in the pile were assumed to belong to Ms. Johnson. She had only retrieved the items with her name on them.

Ms. Flynn denied the appeal.

**Case: CE21120664**

**Citation Appeal**

4901 NW 10 AVE  
MCKENNLEY, EDWARDS H

VIOLATION: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Bernstein Saimbert, Code Compliance Officer, testified that the property had been cited on 12/29/21 and the trash remained on 1/2/22. The City had subsequently removed the trash on 1/5/22.

Edwards McKennley said there was supposed to be a bulk trash pickup that Friday, but they had not picked it up.

Ms. Flynn denied the appeal.

**Case: CE22020384**

**CITATION**

401 N BIRCH RD 1014  
ROSEMARY INVESTMENTS LLC

This case was first cited on 2/25/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Denise Iniguez. Ms. Iniguez indicated she had blocked the Airbnb page in December. She had a long-term rental in the property and did not see the need to renew the license. She requested a reduction of the fine because she could not pay it. Officer Caracas explained the situation to Ms. Iniguez.

Ms. Flynn imposed the \$4,800 fine.

**Case: CE22020028**

**Citation Appeal**

1100 NE 3 ST  
ISKENDER, BEYTULLAH & OLGA

This case was first cited on 2/15/22 to comply by 3/2/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,600 and the City was requesting the full fine be imposed.

## Special Magistrate Hearing

April 28, 2022

Page 13

Patrice Jolly, Code Compliance Officer, said the owner had informed him that the Florida Department of Business and Professional Regulation [DBPR] had told her she did not need to register with the City. Officer Jolly presented documents related to his communication with the owner and recommended imposition of the fines.

Olga Iskender said they had cancelled the Airbnb as soon as they were notified. She stated there was a tax that was incorrect and had to be corrected before she paid the fee. Ms. Iskender said they had not been renting the property; her mother-in-law had been occupying the property. She stated the DBPR had informed her that since she occupied the home, they did not need to renew the license. Ms. Iskender said they had blocked the Airbnb listing so no one could book the property.

Officer Jolly said he had explained why Ms. Iskender needed a City license, despite what the DBPR told her. He reviewed the email communication when Ms. Iskender was informed about what needed to be done.

Ms. Flynn reduced the fine to \$3,800.

### **Case: CE22030395**

### **CITATION APPEAL**

2612 KEY LARGO LN  
GOLDBOIM, SHAHAR;  
REITER, ARIEL ET AL

This case was first cited on 3/26/22 to comply by 3/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Marco Aguilera, Code Compliance Officer, reviewed the violations and said the parking citation had been withdrawn. He recommended imposition of the fines.

Shahar Goldboim described the rules they set for guests and said they also had security and noise monitoring. He noted there had been many times when neighbors had complained but the City found no violation. He said this had not been a vacation rental, it was a former employee using the house for a party.

Dana Aristia said this had been her party when the property was cited. She said more people had arrived than invited, but it had never gotten out of hand. She estimated 50-60 people at the party.

Mr. Goldboim said he had asked the City to consolidate the violations because he was aware that three violations would allow the City to revoke the vacation rental license.

Diana Steegar, neighbor, said this was a known party house with constant complaints.

Officer Aguilera said between 1/1/22 and 4/14/22, there had been 15 calls for service to the Police Department to the property.

Ms. Hasan explained that because the property was registered as a vacation rental, the maximum occupancy and noise rules in Section 15-278 applied at all times.

Ms. Flynn denied the appeal.

### **Case: CE22020033**

### **CITATION**

1217 SEABREEZE BLVD  
1217 SEABREEZE BLVD LLC

This case was first cited on 2/11/22 to comply by 2/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Special Magistrate Hearing

April 28, 2022

Page 14

Sharar Goldboim said he had paid for the certificate within six days of receiving the citation, so he had not appealed.

Ms. Flynn imposed the \$9,000 fine

**Case: CE22030176**

101 N BIRCH RD 301

BAUMAN, BARRY HENRY

**CITATION**

This case was first cited on 3/4/22 to comply by 3/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Barry Bauman said he had not filed an appeal.

Ms. Flynn imposed the \$600 fine.

**Case: CE22030177**

101 N BIRCH RD 402

BAUMAN, BARRY H &;

ROMANACH, JAVIER IGNACIO

**CITATION**

This case was first cited on 3/4/22 to comply by 3/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, said this was a repeat violation and recommended imposition of the fines.

Barry Bauman requested a copy of the evidence. Ms. Flynn said the City would provide it.

Ms. Flynn imposed the \$1,200 fine.

**Case: CE22020456**

3565 SW 17 ST

SANCHEZ, SUE LING H/E;

FOURCADE, GERMAN JULIO

Service was via posting at the property on 4/13/22 and at City Hall on 4/14/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT  
AT THIS LOCATION.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

German Fourcade requested more time so he could erect a fence. Officer Aguilera said now that the truck had been cited, it could not be kept on the property, even behind a fence.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Special Magistrate Hearing

April 28, 2022

Page 15

**Case: CE22020090**

2201 SW 14 ST

DURAND, MARVIN

Service was via posting at the property on 4/15/22 and at City Hall on 4/14/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES AND TRAILERS ON THE SWALE AND ON THE PROPERTY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE THAT CONSISTS OF BUT IS NOT LIMITED TO BRICK PAVERS, BOAT ENGINES, DISCARDED VESSEL PARTS, BUCKETS AND OTHER MISCELLANEOUS ITEMS.

9-304(b)

THERE ARE RECREATIONAL VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **Complied**

47-34.4.C.2.d. **Complied**

Officer Garcia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Marvin Durand agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE21040220**

1011 NW 14 ST

HOUSTON, JANIE & JAMES

This case was first heard on 8/26/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said violations related to the gravel driveway and missing ground cover remained and recommended imposition of the fines.

Special Magistrate Hearing

April 28, 2022

Page 16

James Houston said he had been in and out of the hospital for two months last year and was in the hospital again this year for three weeks. He stated he had toes amputated and could not do the work. He discussed how difficult it would be to get sod to grow.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

**Case: CE21110752**

**ORDERED TO REAPPEAR**

1751 NE 56 ST  
LANAI 19 LLC

This case was first heard on 2/8/22 to comply by 3/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$663.

Catherine Banta said it had taken time to get a survey and hire an engineer to apply for the permit.

Ms. Flynn imposed the \$650 fine.

**Case: CE21071109**

952 NW 24 AVE  
SFR 2012-1 FLORIDA LLC

This case was first heard on 1/27/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor recommended imposition of the fines, and said administrative costs totaled \$580.

Dilma Melendez said there had been an SUV that did not belong to them parked on the property.

Ms. Flynn imposed administrative costs of \$580.

**Case: CE21080705**

1113 SW 22 TER  
VAYALUMKAL, FRENIL J & CARRIANNE

This case was first heard on 1/27/22 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Frenil Vayalumkal said his family was experiencing financial and medical difficulties. He requested two months. Officer Garcia recommended three months, with an order to reappear.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/28/22 hearing.

**Case: CE21120481**

1540 NW 6 ST  
BROWN, LAWYER & LEONA  
WILSON QUINERO JR

This case was first heard on 2/8/22 to comply by 3/8/22. Violations and extensions were as noted in the agenda. The

Special Magistrate Hearing

April 28, 2022

Page 17

property was not in compliance, fines had accrued to \$2,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, reported the property was in compliance as of 4/26/22. Administrative costs totaled \$534.

Aumontica Brown, the owner's daughter, said her mother had experienced medical issues since the first of the year. Once Ms. Brown was aware of the violations, she had acted to comply. She requested a fine reduction.

Ms. Flynn imposed no fine.

**Case: CE22020103**

1441 CORDOVA RD

CORDOVA HOSPITALITY LLC

Service was via posting at the property on 4/13/22 and at City Hall on 4/14/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
MULTIPLE LARGE POTHOLES AND CRACKS ARE IN THE PARKING AREA AND  
APPROACH.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$75 per day.

Daniela Leo agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$75 per day.

**Case: CE22010528**

1019 NW 14 CT

LUMI ESTATE LLC

Service was via posting at the property on 4/8/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT  
BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A  
HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A  
BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS AT THE REAR OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS  
INCLUDING WALLS, AWNINGS ARE IN DISREPAIR. THERE ARE AREAS OF THE  
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT AT THE REAR OF  
THE PROPERTY.

Special Magistrate Hearing

April 28, 2022

Page 18

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO A HARD CAR TOP COVER, METAL SHEETS, PVC, PIECES OF WOODS. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$100 per day, per violation.

Tony Mertile said there was a hostile tenant in the property and he had begun eviction proceedings. He requested six months. Officer Exantus did not object to the request.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day, per violation.

**Case: CE22030215**

800 NE 16 TER 1-2  
URDANIVIA, DIEGO

**CITATION**

This case was first cited on 3/4/22 to comply by 3/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Diego Urdanivia said he had not filed an appeal.

Ms. Flynn imposed the \$1,200 fine.

**Case: CE21110282**

1320 NW 7 TER  
SILIEN, CONCEPTIA; NOEL, LEON VEL

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor reported all violations were now in compliance. He recommended imposition of the fines, and said administrative costs totaled \$580.

Leonvel Noel said he had complied the violations.

Ms. Flynn imposed administrative costs of \$580.

Ms. Flynn took a brief recess.

**Case: CE22030113**

2900 W BROWARD BLVD  
7 AVENUE PROPERTIES LLC

Service was via posting at the property on 4/20/22 and at City Hall on 4/14/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A REPEAT VIOLATION; PROPERTY WAS PREVIOUSLY CITED UNDER  
CE22020220.

Special Magistrate Hearing

April 28, 2022

Page 19

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

**Case: CE22020436**

908 NW 13 AVE

SHORTER, MARYAM E

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **Complied**

THERE IS A DERELICT SILVER CHEVROLET WITH AN EXPIRED TAG ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

**Case: CE21090632**

813 NW 17 ST

WRIGHT, VINA J;

BOSMA, DENNIS HARLAN ET AL

Service was via posting at the property on 3/25/22 and at City Hall on 4/14/22.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE DRIVEWAY PARKING AREA IS NOT WELL GRADED AND MAINTAINED. THERE ARE PAVERS IN THE DRIVEWAY AREA THAT ARE CRACKED, BROKEN, AND/OR MISSING. THE DRIVEWAY AREA IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Sec. 24-27.(b) **Complied**

Special Magistrate Hearing

April 28, 2022

Page 20

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21100426**

3317 NE 15 ST  
TANTIKIJ, TARN

Service was via posting at the property on 4/13/22 and at City Hall on 4/14/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

18-12.(a)

VIOLATION WILL BE CITED UNDER CASE CE21060370.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: CE22020725**

1760 NW 25 AVE  
FYR SFR BORROWER LLC;  
%HAVENBROOK HOMES

Service was via posting at the property on 4/6/22 and at City Hall on 4/14/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES AND TRAILERS ON THE REAR YARD OF THE PROPERTY.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA OF THE REAR YARD ON THE PROPERTY. ADDITIONALLY, THE DRIVEWAY APPROACH IS NOT SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

18-4.(c)

THERE ARE DERELICT VEHICLES AND TRAILERS BEING STORED AT THE REAR OF THE PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing

April 28, 2022

Page 21

**Case: CE21100194**

412 NW 15 AVE

CHAVARRO, ANDRES E

Service was via posting at the property on 4/14/22 and at City Hall on 4/14/22.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

47-34.1.A.1.

THERE IS OUTSIDE STORAGE OF MATERIALS SUCH AS RIMS, FURNITURE, ETC.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

**Case: CE22020373**

1402 NW 2 ST

MOHOMES LLC

Service was via posting at the property on 4/14/22 and at City Hall on 4/14/22.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE22020189**

2101 SW 18 AVE

ROWLETTE, MELODY

Service was via posting at the property on 4/5/22 and at City Hall on 4/14/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b) **Complied**

18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC

NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS STORED IN PLAIN VIEW ON THE FRONT PORCH AND ON THE PROPERTY OF THIS RD-15 ZONED PROPERTY. THERE IS A SMALL GRILL, SMALL REFRIGERATOR AND OTHER ITEMS IN THE FRONT YARD OF THIS PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS MISSING PIECES.

9-304(b)

THE GRAVEL DRIVEWAY HAS AREAS OF GRASS GROWING UP THROUGH IT.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS DEAD VEGETATION TO INCLUDE PALM FRONDS AND LEAVES ON THIS PROPERTY AND SWALE.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE22020447**

1040 SW 30 ST  
US BANK TR NA TRUSTEE;  
% RESICAP

Service was via posting at the property on 4/5/22 and at City Hall on 4/14/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1. **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

**Case: CE22020136**

1475 SW 33 ST  
CSMA FT LLC

Service was via posting at the property on 4/5/22 and at City Hall on 4/14/22.

Special Magistrate Hearing

April 28, 2022

Page 23

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS FENCE IS MISSING PIECES AND LEANING IN SOME AREAS.

18-12.(a) **Complied**

18-4.(c) **Complied**

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

**Case: CE21110541**

1105 AVOCADO ISLE

WILLIAM & GLORIA MULLER REV TR

Service was via posting at the property on 4/5/22 and at City Hall on 4/14/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 8-91.(e)

THERE ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THE BOAT IN THE CANAL BEHIND THIS PROPERTY IS EXTENDING TO MORE THAN 30 PERCENT OF THE WIDTH OF THE CANAL.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

**Case: CE22030067**

1117 NE 16 TER

KEHAYAS, MICHAEL

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS THAT HAVE WEEDS AND OTHER FOLIAGE NOT PART OF THE LANDSCAPING/GARDEN AREA OF THE HOME/PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **Complied**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Special Magistrate Hearing

April 28, 2022

Page 24

9-304(b)

THE GRAVELED OR PAVED AREA OF THE DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL HAS WORN DOWN AND NEEDS TO BE REPLENISHED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS MISSING/BROKEN PARTS.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE22030076**

1132 NE 16 TER

HIEBERT, EVA

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL IS WORN, HAS GRASS GROWING THROUGH IT, AND NEEDS TO BE REPLENISHED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE-19121063**

1931 NW 12 AVE

E & R HOLDING GROUP LLC

Service was via posting at the property on 4/8/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE.

9-306 **Complied**

18-4(c) **Complied**

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

18-1. **Complied**

THERE IS OUTDOOR STORAGE IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1. **Complied**

9-280(h)(1) **Complied**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE21110596**

900 NW 14 CT

REBIBO, OSHER

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

THE GRAVEL DRIVEWAY HAS GRASS AND WEEDS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THIS PROPERTY, INCLUDING THE SWALE.

9-280(h)(1) **Complied**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE22020719**

1300 NW 15 CT

SOL FLORIDA LLC

JOE HOMEBUYER OF S FL LLC

Service was via posting at the property on 4/8/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE.

9-306 **Complied**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARD AND SOFFIT ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b) **Complied**

9-313.(a)

THE HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM STREET.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE22020917**

1614 NW 11 TER

COOKE, KARON; COOKE, SHARON

Service was via posting at the property on 4/7/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Sec. 18-7.

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE ASPHALT DRIVEWAY HAS CRACKS, THE BLACKTOP IS FADED, AND THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE CHAIN-LINK FENCE IN THE FRONT HAS FALLEN, AND THE WOODEN FENCE HAS MISSING SECTIONS AND PANELS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS, AND WALLS ARE ROTTEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS AND WINDOWS.

Special Magistrate Hearing

April 28, 2022

Page 27

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE19070581**

1137 NW 16 CT

GRAF, JASON GRAF, RICHARD

Service was via posting at the property on 4/8/22 and at City Hall on 4/14/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE16110809 AND CE16081528. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

18-4(c) **Complied**

THERE ARE DERELICT VEHICLES STORED ON THE PROPERTY, INCLUDED BUT NOT LIMITED TO A BLUE CAR WITH A FLAT TIRE.

18-1. **Complied**

THERE IS ROOFED OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE ROTTEN AND COVERED IN PEELING, CHIPPING PAINT.

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION. THE ASPHALT DRIVEWAY IS CRACKED AND/OR MISSING AREAS OF ASPHALT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING, AND PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Special Magistrate Hearing

April 28, 2022

Page 28

**Case: CE22020379**

4040 GALT OCEAN DR 335

GAZIUK, KATHERINE

**CITATION**

This case was first cited on 2/25/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$4,400 fine.

**Case: CE22020940**

2424 NE 9 ST 305

COTE, ADDY PATRICIA

**CITATION**

This case was first cited on 3/3/22 to comply by 3/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$5,000 fine.

**Case: CE22020247**

1441 NW 6 AVE

NEMETH, CHRISTINE

**CITATION**

This case was first cited on 2/17/22 to comply by 3/4/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$9,000 fine.

**Case: CE22020266**

1702 NE 9 ST

V P NE 17TH AVE LLC

**CITATION**

This case was first cited on 2/12/22 to comply by 2/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$12,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020273**

1725 NE 16 AVE

BECKER, ROBERT J

**CITATION**

This case was first cited on 2/12/22 to comply by 2/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$7,600 fine.

**Case: CE22030172**

10 NE 11 AVE

MCDONALD, KIRK

**CITATION**

This case was first cited on 3/4/22 to comply by 3/19/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which

Special Magistrate Hearing

April 28, 2022

Page 29

would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020032**

**CITATION**

1209 GUAVA ISLE  
RENDINELL, NICHOLAS JAMES

This case was first cited on 2/11/22 to comply by 2/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$4,000 fine.

**Case: CE22020241**

**CITATION**

1328 CORDOVA RD  
R E G VINCENZO FAMILY LP

This case was first cited on 2/18/22 to comply by 3/5/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$7,800 fine.

**Case: CE22020257**

**CITATION**

1537 SE 13 ST  
SUMMIT HOMES FL LLC

This case was first cited on 2/11/22 to comply by 2/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$12,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020790**

**CITATION**

1505 SW 14 CT  
LAMBERT, DONNA F

This case was first cited on 2/25/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$5,800 fine.

**Case: CE22020478**

**CITATION**

401 NE 8 ST  
401 NE 8TH STREET LLC

This case was first cited on 2/13/22 to comply by 2/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$2,500 fine.

Special Magistrate Hearing

April 28, 2022

Page 30

**Case: CE22030408**

2517 CAT CAY LN  
SRP SUB LLC

**CITATION**

This case was first cited on 3/11/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$6,000 fine.

**Case: CE22030550**

2517 CAT CAY LN  
SRP SUB LLC

**CITATION**

This case was first cited on 3/11/22 to comply by 3/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$9,750 fine.

**Case: CE21070202**

2985 NW 68 ST  
EZZO, ANTHONY

This case was first heard on 1/11/22 to comply by 2/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,850 and the City was requesting \$709 be imposed.

Ms. Flynn imposed a fine of \$709 for the time the property was out of compliance.

**Case: CE21100302**

1330 NW 13 AVE  
JOSEPH, JEAN J

This case was first heard on 1/27/22 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE21060370**

3317 NE 15 ST  
TANTIKIJ, TARN

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080811**

1729 NW 6 AVE  
FYR SFR BORROWER LLC;  
%HAVENBROOK HOMES

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which

Special Magistrate Hearing

April 28, 2022

Page 31

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100844**

1341 NW 2 AVE

EMMANUEL, ORIOL & MYRLANDE

This case was first heard on 1/27/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,400 fine.

**Case: CE21100401**

1435 NW 6 ST

PILGRAM, MIGUEL D

This case was first heard on 3/8/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE22010338**

2650 NW 21 ST

MCCUTCHEON, MARQURITE WALKER

This case was first heard on 3/8/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$925 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$925 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080754**

2871 NW 18 CT

ARRITITI TR;

PETUDO LLC TRUSTEE

This case was first heard on 11/9/21 to comply by 12/21/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100622**

417 SW 25 TER

INDUS LLC

This case was first heard on 1/27/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,150 fine, which would continue to accrue until the property was in compliance.

## Special Magistrate Hearing

April 28, 2022

Page 32

### **Case: CE19090551**

441 NW 9 AVE

NOOR DEVELOPMENT GROUP LLC

This case was first heard on 2/24/22 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,100 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 55 and 56 into the record as an exhibit.

### **Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

### **Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22010828

### **Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

### **Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

### **Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:


None

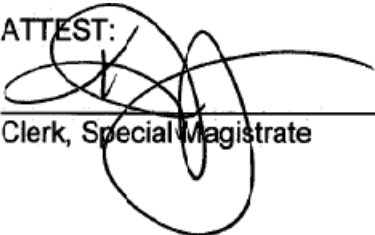
### **Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 1:14 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate